This Instrument Prepared By:
THE LAW OFFICE OF RICHARD MANSON
1314 5th Avenue North
Suite 300, Germantown Center
Nashville, Tennessee 37208
(615) 254-1600

| Address of New Owner: | Send Tax Bills To: | Map & Parcel No. |
|---|---|---|
| Resolution Trust Corp. as Receiver for Investors Savings Bank, F.S.B. | Same | |

# TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated October 3, 1989, executed by Donald Ray Reeves, unmarried, to Charles W. Bone, Trustee, which is recorded in Book 7460, page 582, Register's Office for Davidson County, Tennessee; and

WHEREAS, effective March 8, 1990, the Director of the Office of Thrift Supervision ("OTS"), Department of the Treasury, by Order Number 90-464, found that Investors Federal Savings Bank, Nashville, Tennessee (the "Association") was in an unsafe and unsound condition to transact business because it had substantially insufficient capital and that it failed all of its capital requirements. On that date, the OTS ordered the Association closed and appointed the Resolution Trust Corporation ("RTC") Receiver for the Association.

WHEREAS, effective March 8, 1990, the OTS, by Order Number 90-465, created and chartered a new federal mutual savings association known as Investors Savings Bank, F.S.B., Nashville, Tennessee ("Investors").

WHEREAS, on March 8, 1990, the RTC, as Receiver for the Association, entered into a Purchase and Assumption Agreement with Investors, whereby Investors acquired certain assets and assumed certain liabilities of the Association.

WHEREAS, as of March 8, 1990, OTS took possession of Investors and by Order Number 90-466 appointed the RTC as Conservator of the institution, which appointment was accepted by the RTC.

WHEREAS, as a result of the execution of the above-referenced Purchase and Assumption Agreement by Investors and the RTC as Receiver for the Association and the subsequent actions taken by the OTS, the RTC as Conservator for Investors succeeded to all right, title and interest in property pursuant to Section 212(d)(2) of the Financial Institutions Reform, Recovery and Enforcement Act 1989 ("FIRREA") by reference through Section 21A(b)(4) of the Home Loan Bank Act as amended by Section 501 of FIRREA.

WHEREAS, effective June 7, 1991, the OTS, by Order No. 91-337, replaced RTC as Conservator with RTC as Receiver for Investors pursuant to section 5(d)(2) of the Home Owners Loan Act of 1933, as amended ("HOLA"), 12 U.S.C. Section 1464(d)(6)(A)(1982), as amended by Section 301 of FIRREA. The RTC as Receiver for Investors Savings Bank, F.S.B. succeeded to all right, title and privilege of RTC as Conservator for Investors Savings Bank, F.S.B. pursuant to Section 21A(b)(6) of the Federal Home Loan Bank Act as amended by Section 501 of FIRREA.

WHEREAS, Resolution Trust Corporation as Receiver for Investors Saving Bank, F.S.B., the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 7460, Page 582, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Richard Manson, as Substitute Trustee, by an instrument of record in Book 8484, Page 471, Register's Office for Davidson County, Tennessee; an

WHEREAS, I, Richard Manson, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, by giving twenty one (21) days notice by three (3) successive weekly publishing appearing in the Nashville Record a newspaper publishing and circulated in Davidson County, Tennessee advertising that said property would be sold at 10:00 A.M., prevailing time, on December 23, 1991 at the front door of the Davidson County Courthouse, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, I, Richard Manson, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Twenty Nine Thousand Sixty Eight Dollars and 40/100 ($ 29,068.40) by Resolution Trust Corporation as Receiver for Investors Savings Bank hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Twenty Nine Thousand Sixty Eight Dollars 40/100 and Dollars ($ 29,068.40) cash in hand paid by the Grantee, I, Richard Manson, Substitute Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> BEING Lot No. 17-B on the Zone Lot Division of Lots 17 & 18, Monte Carlo, Section 4, of record in Plat Book 5200, Page 778, amending Plat Book 5800, Page 242, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald Ray Reeves, unmarried by deed from M. Van Stanley, Jr. and Mary Stanley husband and wife of record in Book 7460, Page 579 Register's Office for Davidson County, Tennessee.

Said Property is known as 510 Maxine Drive, Davidson County, Nashville, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns forever.

And, I covenant with the said Grantee that I am lawfully seized and possessed of said real property as Substitute Trustee only and, by these terms of the above mentioned Deed of Trust, have a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that I received as Substitute Trustee and that, as Substitute Trustee, I have the right to sell and convey

This sale is subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any matters of record; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

This 27th day of December, 1991.

RICHARD MANSON
Substitute Trustee

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Richard Manson, Substitute Trustee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 1991.

Kaye Manson Jeter
Notary Public

My Commission Expires: 11/26/94

STATE OF TENNESSEE

COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $ 29,068.40.

Euna Fetway
Affiant

Subscribed and sworn to before me on this 27th day of December, 1991.

Notary Public

My Commission Expires: 9/16/95

7359 12/31 0101 03CHECK 120.67

Dec 31 3 08 PM '91

IDENTIFICATION REFERENCE

7.36.16

Reeves.id

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8519 PAGE 712

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 29068.40 |
| CON TX | 107.67 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 120.67 |
| CHECK | 120.67 |

12/31/91 01 15:08 0001 7359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3 6. I. 6.

IDENTIFT REFERENCE

Dec 31 3 08 PM '91

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY

No. 489810